



County of Los Angeles CHIEF EXECUTIVE OFFICE

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WILLIAM T FUJIOKA
Chief Executive Officer

Board of Supervisors
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REVISED

November 7, 2012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

15 February 26, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER
SEISMIC RETROFIT COMPLIANCE AND INPATIENT CONSOLIDATION PROJECT
(CAPITAL PROJECT NO. 69334), CERTIFY THE ADDENDUM TO THE FINAL
ENVIRONMENTAL IMPACT REPORT, APPROVE THE REFINED PROJECT,
ESTABLISH CAPITAL PROJECT NO. 69656 FOR THE NEW OUTPATIENT
FACILITIES, CAPITAL PROJECT NO. 87150 FOR THE SUPPORT SERVICES
ANNEX AND HARRIMAN BUILDING RENOVATIONS PROJECT, AND CAPITAL
PROJECT NO. 69663 FOR THE NORTH CAMPUS INFRASTRUCTURE AND
DEMOLITION PROJECT, AND AWARD AGREEMENTS
(FOURTH DISTRICT) (3 VOTES)**

SUBJECT

Approval of the recommended actions will certify the Addendum for the Rancho Los Amigos National Rehabilitation Center Refined Project and allow the Department of Public Works to proceed with design activities and implement the Rancho Los Amigos National Rehabilitation Center Project components that are part of the Refined Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Certify that the Addendum to the previously certified Final Environmental Impact Report for the Rancho Los Amigos National Rehabilitation Center Project has been completed in compliance with the California Environmental Quality Act and reflects the independent judgment and analysis of the County; find that the Board has reviewed and considered the information contained in

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the Addendum and the Final Environmental Impact Report prior to approving the Refined Project.

2. Approve the Rancho Los Amigos National Rehabilitation Center Refined Project, which increases demolition and decreases new construction to provide a more efficient strategy for providing critical healthcare services.
3. Approve the total revised Project budget in the amount of \$162,261,000 \$147,740,000 for the Rancho Los Amigos National Rehabilitation Center Seismic Retrofit Compliance and Inpatient Consolidation Project, Capital Project No. 69334.
4. Establish Capital Project No. 69656 and approve the total Project budget in the amount of ~~\$86,405,000~~ \$91,975,000 for the Rancho Los Amigos National Rehabilitation Center New Outpatient Facilities Project.
5. Establish Capital Project No. 87150 and approve the total Project budget in the amount of ~~\$85,295,000~~ \$60,169,000 for the Rancho Los Amigos National Rehabilitation Center Support Services Annex and Harriman Building Renovations Project.
6. Establish Capital Project No. 69663 and approve the total Project budget in the amount of ~~\$70,801,000~~ \$66,928,000 for the Rancho Los Amigos National Rehabilitation Center North Campus Infrastructure and Demolition Project.
- ~~7. Award and authorize the Director of Public Works, or her designee, to execute architectural/engineering and consultant services agreements with M. Arthur Gensler and Associates, Inc., for the Rancho Los Amigos National Rehabilitation Center Project components totaling \$15,096,975: \$2,740,975 for the Rancho Los Amigos National Rehabilitation Center Seismic Retrofit Compliance and Inpatient Consolidation Project (Capital Project No. 69334); \$1,082,000 for the Rancho Los Amigos National Rehabilitation Center New Outpatient Facilities Project (Capital Project No. 69656); \$5,750,000 for the Support Services Annex and Harriman Building Renovations Project (Capital Project No. 87150); and \$1,067,000 and \$4,457,000 for the Rancho Los Amigos National Rehabilitation Center North Campus Infrastructure and Demolition Project (Capital Project No. 69663).~~

8. Authorize the Director of Public Works, or her designee, to execute consultant service agreements to pay stipends in the amount of \$325,000 to the second and third highest ranked, qualified proposers that are not selected as the best-value design-builder (or to the top three highest ranking, qualified proposers if no design-build contract is awarded) for the Rancho Los Amigos National Rehabilitation Center Seismic Retrofit Compliance and Inpatient Consolidation Project (Capital Project No. 69334), the Rancho Los Amigos National Rehabilitation Center New Outpatient Facilities Project (Capital Project No. 69656), and the portion of the Rancho Los Amigos National Rehabilitation Center North Campus Infrastructure and Demolition Project that support these projects (Capital Project No. 69663), enabling the County to use all design and construction ideas and concepts that will be included within their proposals.
9. Authorize the Director of Public Works, or her designee, to demolish Building 700, Building 800, and miscellaneous small structures, do the make ready work, and construct the interim facilities using Board-approved Job Order Contracts.
10. Authorize the Director of Public Works, or her designee, to deliver the Support Services Annex and Harriman Building Renovations Project (Capital Project No. 87150) and the remaining portion of the North Campus Infrastructure and Demolition Project (Capital Project No. 69663), using Board-approved Job Order Contracts.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommendations will certify the Addendum to the Final Environmental Impact Report (EIR) for the Rancho Los Amigos National Rehabilitation Center (RLANRC) and allow the Department of Public Works (Public Works) to proceed with design of the RLANRC Project components.

The recommended RLANRC plan would be implemented through the following four Project components:

- Seismic Retrofit Compliance/Inpatient Consolidation Project;
- Outpatient Consolidation Project;
- Support Services Annex and Harriman Building Renovation Project; and
- North Campus Infrastructure and Demolition Project.

In the aggregate, the RLANRC Projects entail the consolidation of inpatient, outpatient, and administrative support services to meet State-mandated seismic safety

requirements, replacement of obsolescent and deteriorating facilities, and optimization of operational efficiencies. Under the recommended plan, 937,000 square-feet of existing building space will be reduced by 38.3 percent to 579,000 square-feet of new and renovated facilities. This consolidation is expected to generate over \$2.9 million in immediate savings in annual utility, maintenance, and staffing costs and position Rancho's north campus for further development in the future.

Background

In April 2006, the Board approved the consolidation of inpatient services at RLANRC into an expanded Jacqueline Perry Institute (JPI) facility as a cost-effective means of satisfying the seismic retrofit requirements of Senate Bill (SB) 1953. The consolidation plan offered several benefits including: 1) lower cost of new construction compared to the retrofit of the existing inpatient facilities; and 2) the efficiencies and annual operating savings provided by new, sustainable facilities and the closure of existing, outdated buildings.

Given the reconfiguration of the campus' infrastructure that will be required by the consolidation of the inpatient care activities, the high level of functional interaction between outpatient and inpatient services, and the opportunity for increased efficiencies, consolidation of outpatient services into two new facilities is now being presented for consideration by the Board.

Inpatient Services

In November 2006, the Board authorized Public Works to execute two consultant services agreements to initiate the design and environmental documents for the RLANRC Seismic Retrofit and Inpatient Consolidation Project. This Project includes the renovation and expansion of the JPI building to expand acute inpatient care; renovation of the Support Services Annex (SSA) building to accommodate dietary services; renovation of the Harriman building to house administrative services; and the consolidation of outpatient services in a new building. Since then, we have completed the renovation of the dietary area within the SSA and completed the programming validation for the remainder of the RLANRC Seismic Retrofit and Inpatient Consolidation Project.

In October 2009, upon direction of a Board motion, an assessment of capital options to address emergency room overflow and patient overcrowding at County-owned hospitals was completed by HDR Architecture Inc., (HDR) in May 2010. HDR found that a system-wide deficit of 33 "available" medical-surgical beds and a total deficit of 159 "budgeted" medical-surgical beds existed within the County inpatient system.

HDR recommended additional beds to alleviate overflow and overcrowding at each medical campus.

These recommendations, however, did not consider the impacts of healthcare reform, Department of Health Services (Health Services) operational improvements, the opening of Martin Luther King, Jr. Hospital, or the passage of the California 1115 Medicaid Waiver. An addendum to the report was prepared by HDR, which assessed the impact of these initiatives on the County's emergency room demand and determined that while additional beds would not be required in five years, the County should continue to develop capital options should the need for additional beds remain.

The recommended RLANRC Seismic Retrofit Compliance and Inpatient Consolidation Project provides sufficient space adjacent to the JPI and Annex buildings to accommodate a future expansion of inpatient facilities, if deemed necessary by the Board.

Recommended Actions

The recommended consolidation of inpatient services entails the renovation of approximately ~~24,000~~ 23,000 square-feet of the existing 174,677 square-foot JPI building and construction of a new ~~56,000~~ 46,000 square-foot annex to the north side of the building, relocation of the JPI loading dock, renovation of the central plant, demolition of Buildings 700 and 800, interim facilities for move management, and sitework. The new Annex and renovated JPI facility will provide a licensed 162-bed facility along with associated rehabilitation support space and required diagnostic and treatment services.

In December 2009, the Board approved the Acute Care Facilities Plan, in accordance with SB 306, which extended the deadline to meet the SB 1953 Seismic Retrofit requirements to January 1, 2020. The Acute Care Facilities Plan recommended consolidation of acute care rehabilitation services into new or renovated facilities and is part of the RLANRC Seismic Retrofit and Inpatient Consolidation Project.

Under SB 306, the State Office of State Health and Planning Department (OSHPD) requires projects with a cost exceeding \$20.0 million to comply with incremental review submissions, pursuant to California Building Standards Administrative Code. Incremental submissions represent individual, but complete, phases of construction (e.g. make ready and demolition, foundation, structural framing, and architectural, mechanical, and electrical work).

As a design-build Project, the RLANRC Seismic Retrofit Compliance and Inpatient Consolidation Project will lend itself well to this incremental review method and allow for the flexibility needed to ensure that the County meets all of the milestones required for SB 306. To meet the first milestone and maintain the eligibility for the extension under SB 306, the County must submit the make-ready and demolition package, including geotechnical reports to OSHPD by January 1, 2013. Approval of the recommended actions will allow the County to meet this deadline.

Outpatient, Administrative, and Support Services

Since the Board's action in December 2009, we have continued to work with Health Services and the hospital to quantify space requirements for its support and outpatient functions. Space requirements for RLANRC support functions and services for approximately 75,000 annual outpatient visits have been identified. Based on these studies, construction of two facilities totaling approximately ~~407,000~~ 117,000 square-feet, the renovation of approximately 30,000 of the existing 67,000 square-feet SSA building, and the renovation of the Harriman Building are proposed to consolidate outpatient and support services currently located in multiple buildings throughout RLANRC.

The consolidation of outpatient services will provide significant annual operating savings while achieving service efficiency. Outpatient services are currently housed in seven different facilities totaling approximately 319,000 square-feet throughout the hospital campus. The proposed construction of two new outpatient facilities, renovation of a portion of the SSA building, and the renovation of the Harriman building would consolidate outpatient services into four facilities and allow the Rancho Rehabilitation Center to contribute toward an estimated \$2.9 million in annual operational savings.

The proposed construction of two outpatient facilities, totaling approximately ~~407,000~~ 117,000 square-feet will house outpatient and support services and will be located in close proximity to the new acute-care building addition. These services and departments include, but are not limited to, otolaryngology, urology, medical homes and specialty clinics, ambulatory care, occupational health, dental clinics, laboratories, physical, occupational, speech, recreational therapy, vocational rehabilitation, seating center, educational center, the Center for Applied Rehabilitation Technology, the Model Home, adaptive driving program, clinical psychology, Marilyn Hilton Resource Center, outpatient pharmacy, and pathokinesiology laboratory. Sustainable design features will be incorporated to achieve a Leadership in Energy and Environmental Design (LEED) Silver rating

SSA and Harriman Building Renovations Project (Capital Project No. 87150)

The renovation of the SSA and Harriman Buildings is recommended in order to house RLANRC's administrative and support services and better integrate the medical research and educational functions of the resident, non-profit Los Amigos Research and Education Institute (LAREI).

The proposed SSA Building renovation of this Project component consists of the renovation of approximately 30,000 square-feet of the existing 67,000 square-feet, two-story structure. Renovations include the reconfiguration of office space to accommodate administrative and support services, such as facilities management, information systems and communications, dietary, medical record administration, patient financial services/call center, hospital finance, and consolidation of LAREI's functions.

The Harriman Building is eligible for the State's Register of Historical Resources and the National Register of Historic Places and is compatible with housing administrative services. Originally built in 1931, the two-story rectangular structure is cast-in-place concrete with barrel clay tile roof and has a mission-style façade. The electrical, mechanical, heating, cooling, ventilation, plumbing, fire suppression, and data and telecommunication systems are obsolete or do not have adequate capacity to serve the building renovation and will be replaced in their entirety. The building will also be seismically upgraded and special attention will be given to preserving the historical character-defining features and sustainable design features and technologies will be incorporated. The administrative services housed in the renovated building will include, but are not limited to, social work, human resources/work force development, risk management, hospital administration, Central Admission Referral Office (CARO) services, case management, nursing administration/nursing education, physician offices, employee's union, and neurosciences lab.

North Campus Infrastructure and Demolition Project (Capital Project No. 69663)

The development for consolidation of the medical functions includes the demolition of approximately 521,000 square-feet and construction of an additional 163,000 square-feet, thus reducing the required footprint of development on the north RLANRC campus. Included in the demolition are Buildings 100, 500, 600, 900, the Medical Science Building, and other small miscellaneous structures. These buildings are no longer compliant with OSHPD standards, are inefficient, costly to maintain, and have exceeded their useful life.

The proposed demolition of the older and non-compliant OSHPD buildings focuses a review of the re-routing and installation of underground utilities. The Rancho Los Amigos campus has been active for approximately 120 years. Utilities were installed to meet the buildings built throughout the years and are now obsolete and unreliable. Repairs to the utilities have been made over the past decades, but due to the poor condition, the existing utilities are increasingly difficult to maintain and inefficient. This Project will provide a modern utility infrastructure system to allow for sufficient utility capacity to support the new development of the north campus. The new systems include, but are not limited to, mechanical, electrical, plumbing, fire, storm water and wastewater management, gas, power, and telecommunication, and improvements of the landscaping, roads and pathways. Sustainable design and technology will be incorporated.

EIR Addendum

In April 1992, the Board certified the Final EIR for the RLANRC (Approved Project), which consists of the renovation and development of approximately 1,365,000 square-feet of medical facilities, including consolidation of existing health services and facilities into new buildings on the north campus. Upon completion, the 1992 Approved Project was to house a new state-of-the-art, 600-bed medical rehabilitation facility, including renovations to some existing buildings, demolition of other buildings, and construction of new buildings to accommodate the new modern medical facility. The 1992 Approved Project was only partially implemented with the construction of the JPI building, SSA building, and a parking structure.

The proposed RLANRC Seismic Retrofit and Inpatient Consolidation Project, including all of the components required changes to the Approved Project which resulted in the need for minor modifications and refinements to the previous EIR. These refinements have been analyzed and it was determined that they would not result in new significant effects or substantially more severe effect than those documented in the previously certified EIR. Therefore, a subsequent EIR was not required and an Addendum to the EIR was prepared to address environmental impacts from the changes reflected in the RLANRC Refined Project.

Proposed Refined Project

The proposed RLANRC Refined Project, which is the focus of the Addendum to the North Campus Site Consolidation Project including all related project components, proposes a reduction in capacity at RLANRC in comparison to the Approved Project, requiring an increase in demolition and a decrease in new construction, which would result in consolidation of fewer licensed hospital beds in the remaining hospital facilities,

a relocation and consolidation of the outpatient buildings, addition of a kitchen to the SSA, and the possible veteran housing component. In addition, several vacant under-utilized buildings are proposed to be demolished. The RLANRC Refined Project is anticipated to be a more efficient strategy for providing critical healthcare services in light of severe resource constraints.

Specifically, the RLANRC Refined Project consists of the renovation and development of approximately 593,315 square-feet and includes a reduction of licensed hospital beds to allow for up to 200 beds, thus reducing the required footprint of development for consolidation of the medical functions on the north campus. This reduction in footprint would allow for the demolition of the remaining SB 1953 noncompliant buildings on the north campus. Additionally, the RLANRC Refined Project also includes construction of the outpatient facilities and remodel of the Harriman Building.

The RLANRC Refined Project, compared to the 1992 Approved Project, proposes more demolition and less construction. Specifically, the RLANRC Refined Project proposes additional building demolition and a small net decrease in construction. The RLANRC Refined Project achieves the following objectives:

- consolidates inpatient and outpatient services for rehabilitation services in dedicated buildings to optimize operational effectiveness while reducing operations and maintenance costs;
- reduces the number of licensed beds from 396 to 200 to improve the operational efficiency of RLANRC while maintaining its role in the County's health care system;
- maintains nationally recognized level of services of rehabilitation treatment modalities;
- provides outpatient facilities to accommodate the annual visits consistent with the space program assessment;
- implements the County's Energy and Environmental Policy by incorporating sustainable design criteria for water efficiency, energy efficiency, and indoor air quality; and
- ensures that new construction will enhance visual aesthetics by complementing the surrounding community and conserving the historic elements of the Project area.

Architectural/Engineering and Consulting Services Agreements

It is recommended that the Board award, and authorize Public Works to execute architectural/engineering and consultant services agreements with Gensler to provide the following design services for the RLANRC Projects:

- Execute consultant services agreement to provide scoping design services for the RLANRC Seismic Retrofit and Inpatient Consolidation Project for a \$2,740,975 not-to-exceed fee;
- Execute consultant services agreement to provide scoping design services for the RLANRC New Outpatient Facilities Project for a \$1,082,000 not-to-exceed fee;
- Execute architectural/engineer agreement for full design services for the SSA and Harriman Building Renovations Project for a \$5,750,000 not-to-exceed fee;
- Execute consultant services agreement to provide scoping design services for the west portion of the RLANRC North Campus Infrastructure and Demolition Project for a \$1,067,000 not-to-exceed fee; and
- Execute architectural/engineer agreement to provide full design services for the remaining portions of the RLANRC North Campus Infrastructure and Demolition Project for a \$4,457,000 not-to-exceed fee.

Proposed Construction Methods

Upon completion of the scoping documents phase for the RLANRC Seismic Retrofit and Inpatient Consolidation Project, we will prepare a Request for Proposals (RFP) for design-build services for the following Project components: RLANRC Seismic Retrofit and Inpatient Consolidation Project, the RLANRC New Outpatient Facilities Project, and the portion of the RLANRC North Campus Infrastructure and Demolition Project, which supports these projects, following the Board's approved policy.

In connection with the design-build RFP for the Project components, stipends of \$325,000 will be provided via consultant services agreements to the second and third highest ranked, qualifying proposers that are not selected as the best-value design-builder, which will afford the County the right to use the information and ideas submitted by the proposers. Upon the Board's approval to execute the design-build agreement anticipated for Spring 2014, the second and third highest ranked qualifying proposers, not selected as the design-builder, will each be paid a stipend of \$325,000. If the Board elects not to award the design-build agreement, the top three highest ranked, qualifying

proposers will each be paid a stipend of \$325,000 pursuant to consultant services agreements.

Upon authorization, we will be using Board-approved Job Order Contracts (JOC) for the following work:

- The demolition of Buildings 700, 800, and miscellaneous smaller structures;
- The make-ready work, including re-routing of utilities and preparation work needed to prepare the site for the design build team;
- The renovation of spaces in existing buildings and move management to temporarily house the services of the demolished or renovated buildings;
- The construction of the SSA and Harriman Building Renovations Project following completion of the construction documents and jurisdiction approvals; and
- The demolition of the remaining non-compliant OSHPD buildings and construction of the utility infrastructure system to allow for sufficient utility capacity to support the new development of the north campus following completion of the construction documents and jurisdiction approval.

It is recommended that the Board approve the proposed RLANRC Project components. We will return to the Board with a recommendation for the future development of the remaining north campus site.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public services. It also directs that we ensure Fiscal Sustainability (Goal 2) by strengthening and enhancing the County's capacity to sustain essential County services through proactive and prudent fiscal policies and stewardship. Lastly, it directs us to provide Integrated Services Delivery (Goal 3) by maximizing opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

Green Building/Sustainable Design Program

The proposed Project components will comply with the County's Energy and Environmental Policy. The Project components will be designed and constructed to achieve the United States Green Building Council's LEED Silver level certification in compliance with adopted Board policy.

FISCAL IMPACT/FINANCING

The total cost of the RLANRC Projects is estimated at ~~\$404,762,000~~ \$366,812,000 and includes the following components: RLANRC Seismic Retrofit and Inpatient Consolidation Project, the RLANRC New Outpatient Facilities Project, the RLANRC SSA and Harriman Building Renovations Project, and the RLANRC North Campus Infrastructure and Demolition Project needed to support these Projects. The total cost includes plans and specifications, the recommended design services agreement, plan check, construction, consultant services, Civic Art allocation, and County services. The total cost does not include any leasing or purchasing of medical equipment. The medical equipment cost will be funded by Health Services. Public Works will work closely with Health Services with the planning of the medical equipment procurement.

In 2006, the total Project cost for RLANRC Seismic Retrofit and Inpatient Consolidation Project was estimated at \$55,000,000. Since then, the following components have been added to the Project, which has attributed to the increase in cost: increase of the JPI addition from 36,000 to ~~56,000~~ 46,000 square-feet; renovation of 10,000 square-feet of the loading dock, renovation of the Central Plant; construction of two new outpatient facilities totaling ~~107,000~~ 117,000 square-feet; demolition of additional buildings; renovation of 30,000 square-feet of the SSA building, and the renovation of the historic 75,800 square-feet Harriman building, as well as infrastructure upgrades needed to support the Project.

The recommended architectural/engineering and consultant services agreements for the aggregate \$15,096,975 not-to-exceed fee is included in the total estimated Project budget of ~~\$404,762,000~~ \$366,812,000. Sufficient funds are available in the Fiscal Year (FY) 2012-13 Capital Projects/Refurbishment Budget for award of the recommended architectural agreement. The Project Schedule and Budget Summary are included in Attachment A.

It is anticipated that the RLANRC Seismic Retrofit and Inpatient Consolidation Project and all of the related project components will be financed initially through the issuance of tax-exempt commercial paper, and ultimately through the issuance of long-term,

tax-exempt bonds. We will return with the Treasurer Tax Collector with recommendations on the long-term financing of the Project.

Operating Budget Impact

Based on the Project components, Health Services estimates an immediate annual savings of \$2.9 million, including:

- \$1.2 million – Space Consolidation
- \$1.7 million – Operational and Clinical Flow Efficiencies

Health Services will work with the Chief Executive Office to confirm the appropriate level of funding coinciding with the FY the Project component is completed.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The contracts will contain terms and conditions supporting the Board's ordinances and policies, including, but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs; Board Policy 5.060, Reporting of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law). The proposed supplemental agreement will be approved as to form by County Counsel.

As required by the Board, the proposed Project will include the maximum \$1 million to be allocated to the Civic Arts Special Fund, in accordance with the Board's Civic Art Policy adopted on December 7, 2004, and revised on December 15, 2009.

ENVIRONMENTAL DOCUMENTATION

The original Approved Project analyzed in the 1992 EIR, and certified by the Board on April 7, 1992, included an expansion project that has been partially constructed. The RLANRC Refined Project recommends a reduction in capacity that requires more demolition and limits new construction to the consolidation of facilities, resulting in fewer licensed hospital beds in the remaining hospital.

An Addendum to the previously certified EIR was prepared for the RLANRC Refined Project since some changes or additions to the EIR were required as a result of the refinements to the original Project; however, none of the conditions, which would require the preparation of a subsequent EIR have occurred.

The Addendum to the Final EIR (Attachment B) analyzes potential environmental effects associated with changes in Project scope and a reduction of licensed hospital beds at the RLANRC. This will consolidate the medical functions on the north campus, which will result in a reduction of footprint and would allow for demolition of the remaining SB 1953 noncompliant buildings. The Addendum to the Final EIR demonstrates that environmental impacts resulting from the RLANRC Refined Project would not result in any new significant impacts beyond those previously analyzed in the Final EIR nor would it result in a substantial increase in the severity of significant impacts previously identified in the EIR. For the RLANRC Refined Project, the County will continue to comply with applicable mitigation measures adopted as part of the previous EIR process.

The location of the documents and other material constituting the record upon which the Board's decision is based in this matter is the County of Los Angeles Department of Public Works, Project Management Division II, 900 South Fremont Avenue, 5th Floor Alhambra, California 91803.

Upon the Board's approval of the RLANRC Refined Project, Public Works will file a Notice of Determination with the Registrar-Recorder/County Clerk in accordance with Section 21152(a) of the California Public Resources Code.

CONTRACTING PROCESS

In November 2006, the Board awarded and authorized an agreement with Gensler to provide Executive Campus Planner services based on a qualifications-based selection competitive selection process. Provisions were included in the RFP that schematic design services, at a minimum, would be required from the Executive Campus Planner for each Project that is part of the development of the campus. The RFP also stated that the County, at its option, could require full service design and construction administration services from the Executive Campus Planner for each Project. The recommended services are within the scope of the RFP and the resulting agreement with Gensler.

In November 2006, the Board authorized the Director of Public Works, or her designee, to execute an agreement with Gensler to provide design services for a \$4,396,000 not-

to-exceed fee. However, Public Works only executed the following for a total of \$1,577,025 based on contract limitations:

<u>Agreement Number</u>	<u>Description</u>	<u>Amount</u>
Agreement PW 03113	Program Validation	\$ 789,211
Agreement PW 013031	SSA Kitchen	\$ 633,923
Supplemental Agreement 1	Construction Administration (CA) Services	\$ 50,088
Supplemental Agreement 2	Additional Design Services	\$ 38,373
Supplemental Agreement 3	Additional CA Services	\$ 53,025
Supplemental Agreement 4	Additional Design Services	\$ 12,405
	Total Amount Executed	\$1,577,025

Standard Agreements, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

Execution of the agreements for \$2,740,975 for the RLANRC Seismic Retrofit and Inpatient Consolidation Project, \$1,082,000 for the RLANRC New Outpatient Facilities Project, \$5,750,000 for the SSA and Harriman Building Renovations Project, and \$5,524,000 for the RLANRC North Campus Infrastructure and Demolition Project will allow Gensler to prepare design documents required for these RLANRC Project components.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

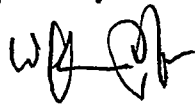
There will be no impact on current County services or projects during the performance of the recommended actions.

The Honorable Board of Supervisors
November 7, 2012
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CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Capital Projects Division; Department of Health Services, Capital Projects Division; and the Department of Public Works, Project Management Division II.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

with REVISIONS

2/19/13

WTF:RLR:DJT
DKM:HC:mda

Attachments

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Health Services
Public Works

DEPARTMENT OF PUBLIC WORKS:
RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER SENATE BILL 1953
COMPLIANCE AND NORTH CAMPUS SITE CONSOLIDATION PROJECT (CAPITAL
PROJECT NO. 69334), CERTIFY THE ADDENDUM TO THE FINAL
ENVIRONMENTAL IMPACT REPORT, APPROVE THE REFINEMENTS TO THE
APPROVED PROJECT, ESTABLISH CAPITAL PROJECT NO. 69656 FOR THE NEW
OUTPATIENT FACILITIES PROJECT, CAPITAL PROJECT NO. 87150 FOR THE
SSA AND HARRIMAN BUILDING RENOVATIONS PROJECT, AND CAPITAL
PROJECT NO. 69663 FOR THE NORTH CAMPUS INFRASTRUCTURE AND
DEMOLITION PROJECT, AND AWARD AGREEMENTS
(FOURTH DISTRICT) (3 VOTES)

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Environmental Impact Report	04/27/1992*
Addendum to Environmental Impact Report	11/07/2012
North Campus Site Consolidation Project (C.P. 69334)	
Programming	06/15/2009*
Scoping Documents	
Demolition Package to OSHPD	12/31/2012
Site Investigation	04/30/2013
Final Scoping Documents	07/29/2013
Make Ready	
Design	02/28/2013
Jurisdictional Approval	06/30/2013
Construction Bid and Award (JOC)	08/30/2013
Construction	
Substantial Completion	07/30/2014
Project Acceptance	09/30/2014
Design-Build	
Design and Construction Award	05/30/2014
Jurisdictional Approval	11/30/2015
Construction	
Substantial Completion	6/29/2018
Project Acceptance	12/31/2018

I. PROJECT SCHEDULE

New Outpatient Facilities (C.P. 69656)	
Programming	Completed*
Project Scoping Documents	07/29/2013
Design and Construction Award	05/30/2014
Jurisdictional Approval	08/31/2015
Construction	
Substantial Completion	04/28/2017
Project Acceptance	10/30/2017
SSA and Harriman Building (C.P. 87150)	
Programming	05/31/2013
Design	05/30/2014
Jurisdictional Approval	11/14/2014
Construction Bid and Award (JOC)	06/15/2015
Construction	
Substantial Completion	03/31/2017
Project Acceptance	08/30/2017
(C.P. 69663)	
North Campus Infrastructure and Demolition Project - West Portion	
Programming	04/30/2013
Project Scoping Documents	07/31/2013
Design and Construction Award	05/31/2014
Jurisdictional Approval	11/30/2015
Construction	
Substantial Completion	01/31/2017
Project Acceptance	06/30/2017
North Campus Infrastructure and Demolition Project - Remaining Portions	
Design	03/31/2017
Jurisdictional Approval	08/30/2017
Construction Bid and Award (JOC)	03/30/2018
Construction	
Substantial Completion	03/30/2020
Project Acceptance	06/30/2020

II. PROJECT BUDGET SUMMARY**North Campus Site Consolidation Project (C.P. 69334)**

Budget Category	Previously Approved Budget	Impact of this Action	Revised Project Budget
Land Acquisition	\$ 0	\$ 0	\$ 0
Construction			
Job Order Contracts	\$ 0	\$ 19,044,000	\$ 19,044,000
Construction Contract	26,300,000	78,483,000	104,783,000
		63,962,000	90,262,000
Change Orders	3,990,000	7,760,000	11,750,000
Proposer Stipends		975,000	975,000
Equipment	1,100,000	(1,100,000)	0
Gordian Group	0	370,000	370,000
Civic Arts	300,000	300,000	600,000
Subtotal	\$ 31,690,000	\$ 105,832,000	\$ 137,522,000
		91,311,000	123,001,000
Programming/Development	\$ 0	\$ 0	\$ 0
Plans and Specifications	\$ 4,396,000	\$ (78,000)	\$ 4,318,000
Consultant Services			
Deputy Inspection	\$ 0	\$ 1,800,000	\$ 1,800,000
Hazardous Materials	0	300,000	300,000
Geotech/Soils Test	0	300,000	300,000
Material Testing	0	500,000	500,000
Cost Estimating	0	500,000	500,000
Topographic Surveys	0	200,000	200,000
Construction Management	0	1,200,000	1,200,000
Other	1,225,000	(1,225,000)	0
Subtotal	\$ 1,225,000	\$3,575,000	\$ 4,800,000
Miscellaneous Expenditures			
Office of Affirmative Action	\$ 20,000	\$ 230,000	\$ 250,000
Printing	22,000	328,000	350,000
Subtotal	\$ 42,000	\$ 558,000	\$ 600,000
Jurisdictional Review/Plan Check/Permit			
Regional Planning	\$ 0	\$ 30,000	\$ 30,000
Fire Department	0	150,000	150,000
Health Department	0	150,000	150,000
Air Quality Management District	0	35,000	35,000
Material Engineering	0	35,000	35,000
Land Development Support Services	0	35,000	35,000
OSHDP	629,000	1,371,000	2,000,000
Building and Safety Plan Check	0	108,000	108,000
Subtotal	\$ 629,000	\$ 1,914,000	\$ 2,543,000
County Services			
Code Compliance	\$ 0	\$2,400,000	\$ 2,400,000
Design Review	0	390,000	390,000
Contract Administration	4,018,000	(3,518,000)	500,000
Project Management	0	5,388,000	5,388,000
Project Management Support Services	0	2,500,000	2,500,000
Project Technical Support	0	1,000,000	1,000,000
Consultant Contract Recovery	0	300,000	300,000
Subtotal	\$ 4,018,000	\$ 8,460,000	\$ 12,478,000
Prior Expenditures	\$ 0	\$ 0	\$ 0
Total	\$ 42,000,000	\$ 120,261,000	\$ 162,261,000
		105,740,000	147,740,000

I. PROJECT BUDGET SUMMARY
New Outpatient Facilities (C.P. 69656)

Budget Category	Project Budget
Land Acquisition	\$ 0
Construction	
Job Order Contracts	\$ 0
Construction Contract	64,895,000
	70,465,000
Change Orders	6,239,000
Equipment	0
Gordian Group	0
Civic Arts	400,000
Subtotal	\$ 71,534,000
	77,104,000
Plans and Specifications	\$ 1,082,000
Consultant Services	
Deputy Inspection	\$ 1,500,000
Hazardous Materials	50,000
Geotech/Soils Test	210,000
Material Testing	500,000
Cost Estimating	320,000
Topographic Surveys	225,000
Construction Management	586,000
Subtotal	\$ 3,391,000
Miscellaneous Expenditures	
Office of Affirmative Action	\$ 135,000
Printing	110,000
Subtotal	\$ 245,000
Jurisdictional Review/Plan Check/Permit	
Regional Planning	\$ 30,000
Fire Department	70,000
Health Department	70,000
Air Quality Management District	35,000
Material Engineering	35,000
Land Development Support Services	100,000
Building and Safety Plan Check	410,000
Subtotal	\$ 750,000
County Services	
Code Compliance	\$ 3,100,000
Design Review	155,000
Contract Administration	242,000
Project Management	2,815,000
Project Management Support Services	2,250,000
Project Technical Support	550,000
Consultant Contract Recovery	291,000
Subtotal	\$ 9,403,000
Total	\$ 86,405,000
	91,975,000

II. PROJECT BUDGET SUMMARY
SSA and Harriman Building (C.P. 87150)

Budget Category	Project Budget
Land Acquisition	\$ 0
Construction	
Job Order Contracts	\$ 62,864,000
	37,738,000
Construction Contract	0
Change Orders	6,525,000
Equipment	0
Gordian Group	1,360,000
Civic Arts	0
Subtotal	\$ 70,749,000
	45,623,000
Plans and Specifications	\$5,750,000
Consultant Services	
Deputy Inspection	\$ 525,000
Hazardous Materials	500,000
Geotech/Soils Test	225,000
Material Testing	250,000
Cost Estimating	120,000
Topographic Surveys	50,000
Construction Management	950,000
Subtotal	\$ 2,620,000
Miscellaneous Expenditures	
Office of Affirmative Action	\$ 95,000
Printing	75,000
Subtotal	\$ 170,000
Jurisdictional Review/Plan Check/Permit	
Regional Planning	\$ 25,000
Fire Department	30,000
Health Department	30,000
Air Quality Management District	33,000
Material Engineering	33,000
Land Development Support Services	35,000
Building and Safety Plan Check	470,000
Subtotal	\$ 656,000
County Services	
Code Compliance	\$ 1,200,000
Design Review	100,000
Contract Administration	160,000
Project Management	1,412,000
Project Management Support Services	1,900,000
Project Technical Support	350,000
Consultant Contract Recovery	228,000
Subtotal	\$ 5,350,000
Total	\$ 85,295,000
	60,169,000

II. PROJECT BUDGET SUMMARY
North Campus Infrastructure and Demolition Project (C.P. 69663)

Budget Category	Project Budget
Land Acquisition	\$ 0
Construction	\$ 0
Job Order Contracts	24,675,000
	20,802,000
Construction Contract	23,469,000
Change Orders	4,796,000
Equipment	0
Gordian Group	525,000
Civic Arts	0
Subtotal	\$ 53,465,000
	49,592,000
Plans and Specifications	\$ 5,524,000
Consultant Services	
Deputy Inspection	\$ 750,000
Hazardous Materials	815,000
Geotech/Soils Test	350,000
Material Testing	350,000
Cost Estimating	200,000
Topographic Surveys	200,000
Construction Management	965,000
Subtotal	\$ 3,630,000
Miscellaneous Expenditures	
Office of Affirmative Action	\$ 108,000
Printing	235,000
Subtotal	\$ 343,000
Jurisdictional Review/Plan Check/Permit	
Regional Planning	\$ 20,000
Fire Department	60,000
Health Department	20,000
Air Quality Management District	45,000
Material Engineering	30,000
Land Development Support Services	200,000
Building and Safety Plan Check	284,000
Subtotal	\$ 659,000
County Services	
Code Compliance	\$ 1,400,000
Design Review	200,000
Contract Administration	230,000
Project Management	2,610,000
Project Management Support Services	2,000,000
Project Technical Support	500,000
Consultant Contract Recovery	240,000
Subtotal	\$ 7,180,000
Total	\$ 70,804,000
	66,928,000

ATTACHMENT B

**DEPARTMENT OF PUBLIC WORKS:
RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER SENATE BILL 1953
COMPLIANCE AND NORTH CAMPUS SITE CONSOLIDATION PROJECT
CERTIFY THE ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT,
APPROVE THE REFINEMENTS TO THE APPROVED PROJECT, ESTABLISH
CAPITAL PROJECT NO. 69656 FOR THE NEW OUTPATIENT FACILITIES
PROJECT, CAPITAL PROJECT NO. 87150 FOR THE SSA AND HARRIMAN
BUILDING RENOVATIONS PROJECT, AND CAPITAL PROJECT NO. 69663 FOR
THE NORTH CAMPUS INFRASTRUCTURE AND DEMOLITION PROJECT, AND
AWARD AGREEMENTS
(FOURTH DISTRICT) (3 VOTES)**

**RANCHO LOS AMIGOS MEDICAL CENTER
ADDENDUM TO THE FINAL ENVIRONMENT**